

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/11 CHANDOS PLACE LANGWARRIN VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,750

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6/25 POTTS ROAD LANGWARRIN VIC 3910	\$585,000	10-Jan-23
5/100 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$575,000	09-Jan-23
1/22 EDWARD STREET LANGWARRIN VIC 3910	\$580,000	15-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 March 2023



6/25 POTTS ROAD LANGWARRIN VIC 3910

Sold Price

\$585,000

Sold Date

10-Jan-23



3



1



2

Distance

1.61km



5/100 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

Sold Price

\$575,000

Sold Date

09-Jan-23



3



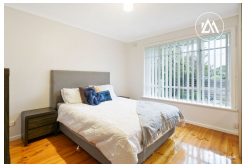
1



1

Distance

1.64km



1/22 EDWARD STREET LANGWARRIN VIC 3910

Sold Price

^{RS} **\$580,000**

Sold Date

15-Mar-23



3



1



2

Distance

2.1km

RS = Recent sale

UN = Undisclosed Sale

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